

177.0

Map

0008

Block

0011.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 786,100 /

USE VALUE: 786,100 /

ASSESSed: 786,100 /

Total Card /

Total Parcel

786,100

786,100

786,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		AVOLA ST, ARLINGTON

OWNERSHIP

Owner 1:	NAYLOR MELISSA G
Owner 2:	FRANCIS JEFFREY S
Owner 3:	
Street 1:	38 AVOLA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	TAYLOR GARY A/TRUSTEE -
Owner 2:	GARY A TAYLOR TRUST -
Street 1:	38 AVOLA ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,314 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1969, having primarily Wood Shingle Exterior and 2344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6314		Sq. Ft.	Site		0	70.	0.97	6									426,595						426,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6314.000	359,000	500	426,600	786,100
Total Card	0.145	359,000	500	426,600	786,100
Total Parcel	0.145	359,000	500	426,600	786,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	335.40	/Parcel:	335.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,000	500	6,314.	426,600	786,100	786,100	Year End Roll	12/18/2019
2019	101	FV	265,600	500	6,314.	420,500	686,600	686,600	Year End Roll	1/3/2019
2018	101	FV	236,000	500	6,314.	323,000	559,500	559,500	Year End Roll	12/20/2017
2017	101	FV	236,000	500	6,314.	304,700	541,200	541,200	Year End Roll	1/3/2017
2016	101	FV	236,000	500	6,314.	280,300	516,800	516,800	Year End	1/4/2016
2015	101	FV	232,300	600	6,314.	262,100	495,000	495,000	Year End Roll	12/11/2014
2014	101	FV	232,300	600	6,314.	241,300	474,200	474,200	Year End Roll	12/16/2013
2013	101	FV	232,300	600	6,314.	241,300	474,200	474,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR GARY A/T	70267-420		11/21/2017		675,000	No	No		
TAYLOR GARY A	46387-520		10/31/2005	Family	99	No	No		
SKINNER PAUL A/	28865-124		7/22/1998		300,000	No	No	Y	

TAX DISTRICT

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PAT ACCT.

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SKINNER PAUL A/	28865-124		7/22/1998		300,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2019	1201	Window/S	57,343	C				
4/10/2018	398	Alterati	4,800	C				
1/9/2018	17	Redo Kit	58,477	C				
12/18/2017	1655	Inter-De	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
12/29/2008	Measured	163	PATRIOT
3/2/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	243	PATRIOT
7/14/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

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2021

## EXTERIOR INFORMATION

Type:	05	- Garrison
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:	8	- Brick Veneer 10 %
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BROWN	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1969	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

ITEM WORKS YARD NAME										PARTICLE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
19	Patio	D	Y	1	8X16	G	AV	1970	6.47	T	39.2	101			500			500	